

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** May 23, 2018

**Applicant:** Alex Ridgway, Brickmoon Design for Daniel & Kelsey Earnest, owner

**Property:** 1022 Cortlandt Street, Lot 19, Block 219, Houston Heights Subdivision. The property includes a historic 1,273 square foot, one-story, wood frame single-family residence, and a detached garage, situated on a 6,600 (50' x 32') interior lot.

**Significance:** Contributing Craftsman residence, constructed circa 1915, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Alteration-Addition

Construct a one-story addition to the rear of the existing contributing residence and demolish a non-contributing shed located behind the residence.

Addition will:

- Be 28' wide by 28½' deep.
- Be inset by 1' on the south side of the existing home.
- Have a ridge height of 20'.
- Have cementitious siding with a 6" reveal to differentiate the addition from the existing contributing structure.
- Have a hipped roofline without rafter tails or other adornment, to differentiate from the contributing structure.
- Have one-over-one, wood, single-hung, inset windows on the east (rear) and south elevations, and will also include one wood picture window on the east elevation.

See enclosed detailed project description and application materials for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.  |

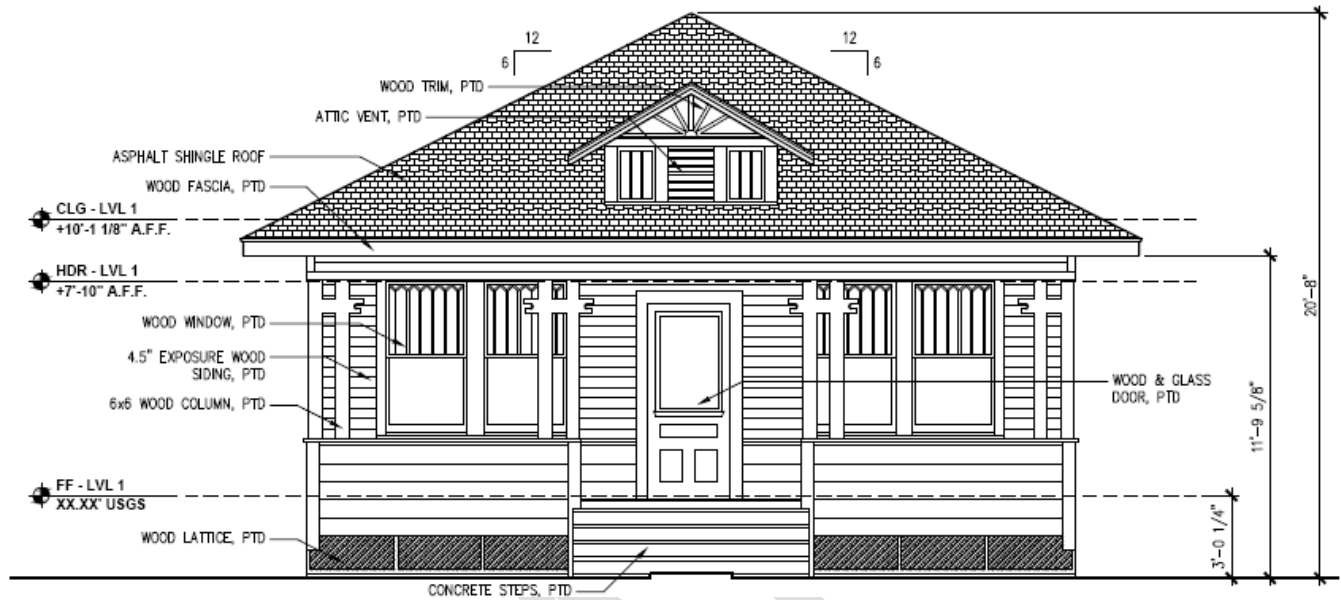
PROPERTY LOCATION  
HEIGHTS SOUTH HISTORIC DISTRICT

**CURRENT PHOTO**

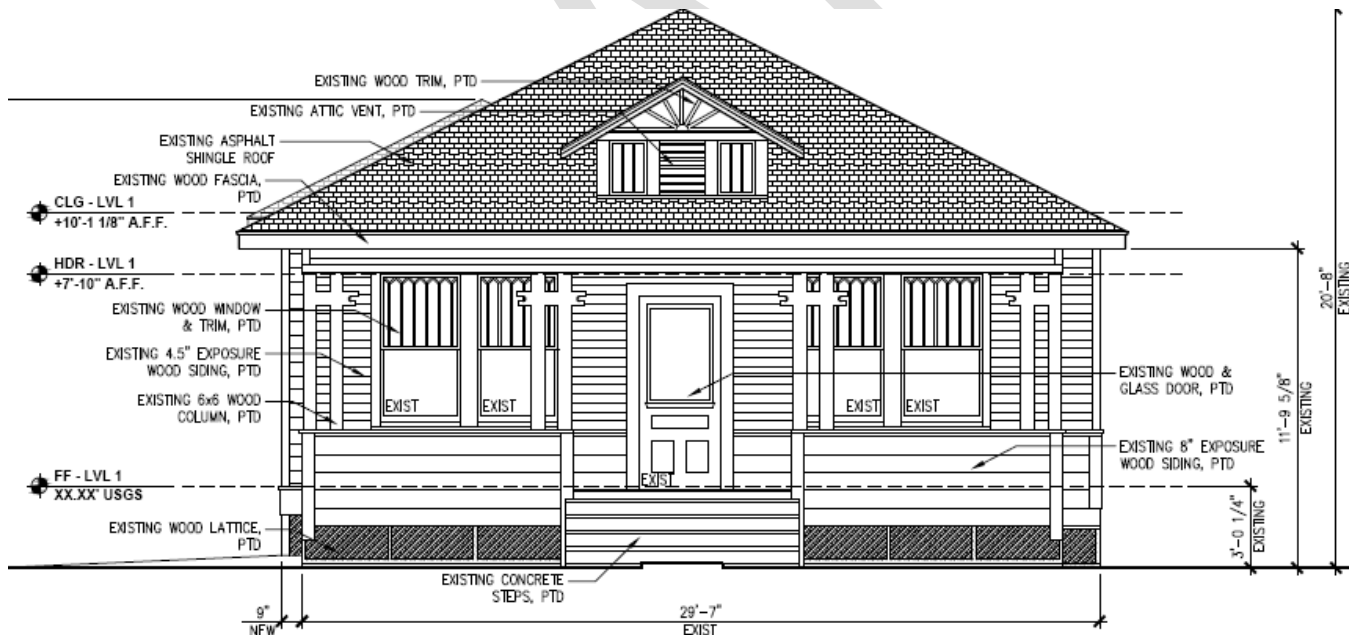


## WEST ELEVATION – FRONT FACING CORTLANDT

EXISTING



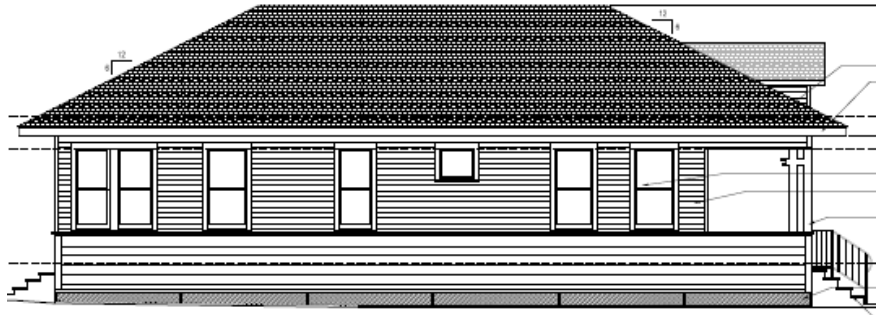
PROPOSED





**NORTH SIDE ELEVATION**

EXISTING

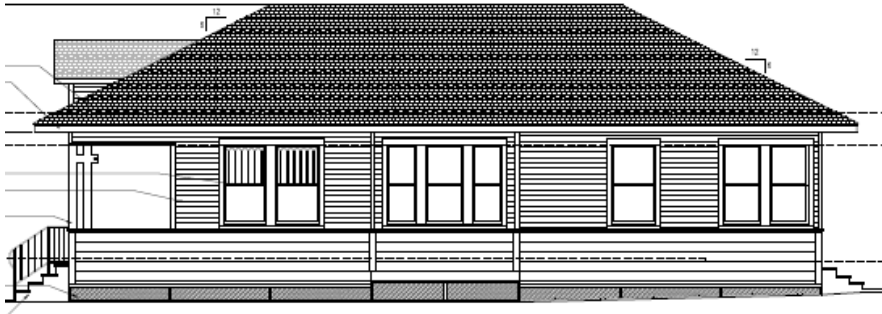


PROPOSED

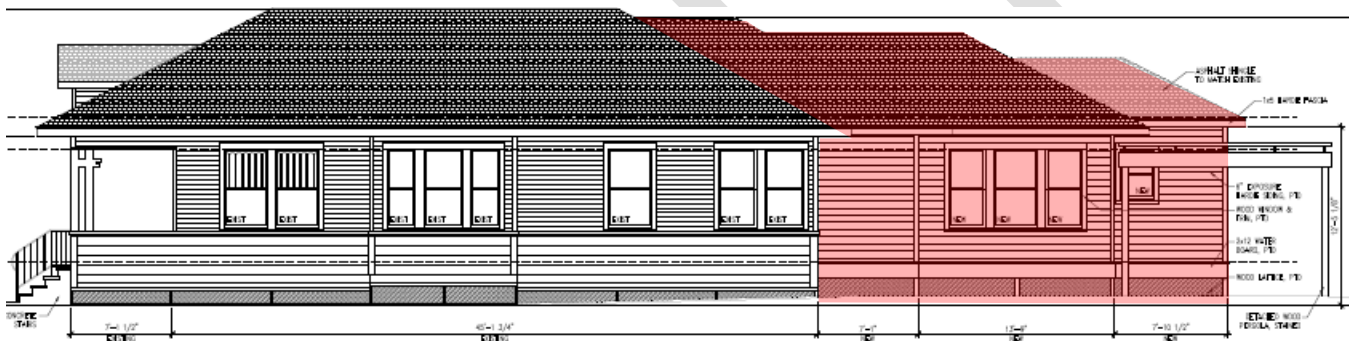


**SOUTH SIDE ELEVATION**

EXISTING

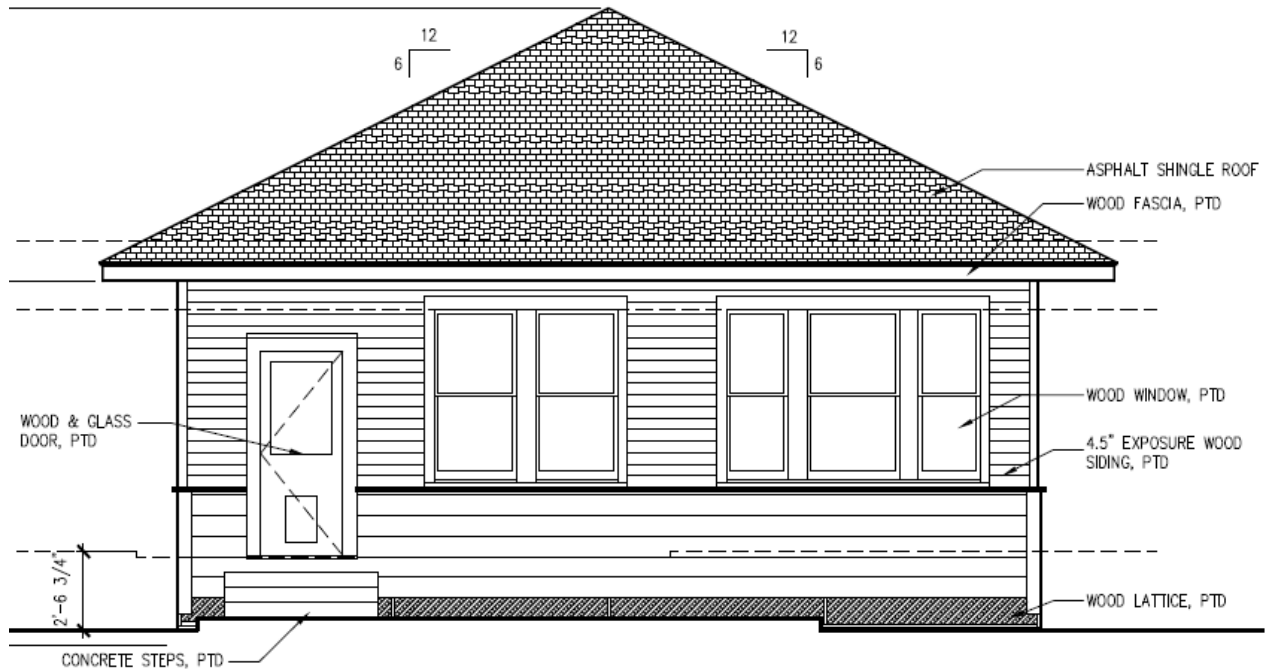


PROPOSED

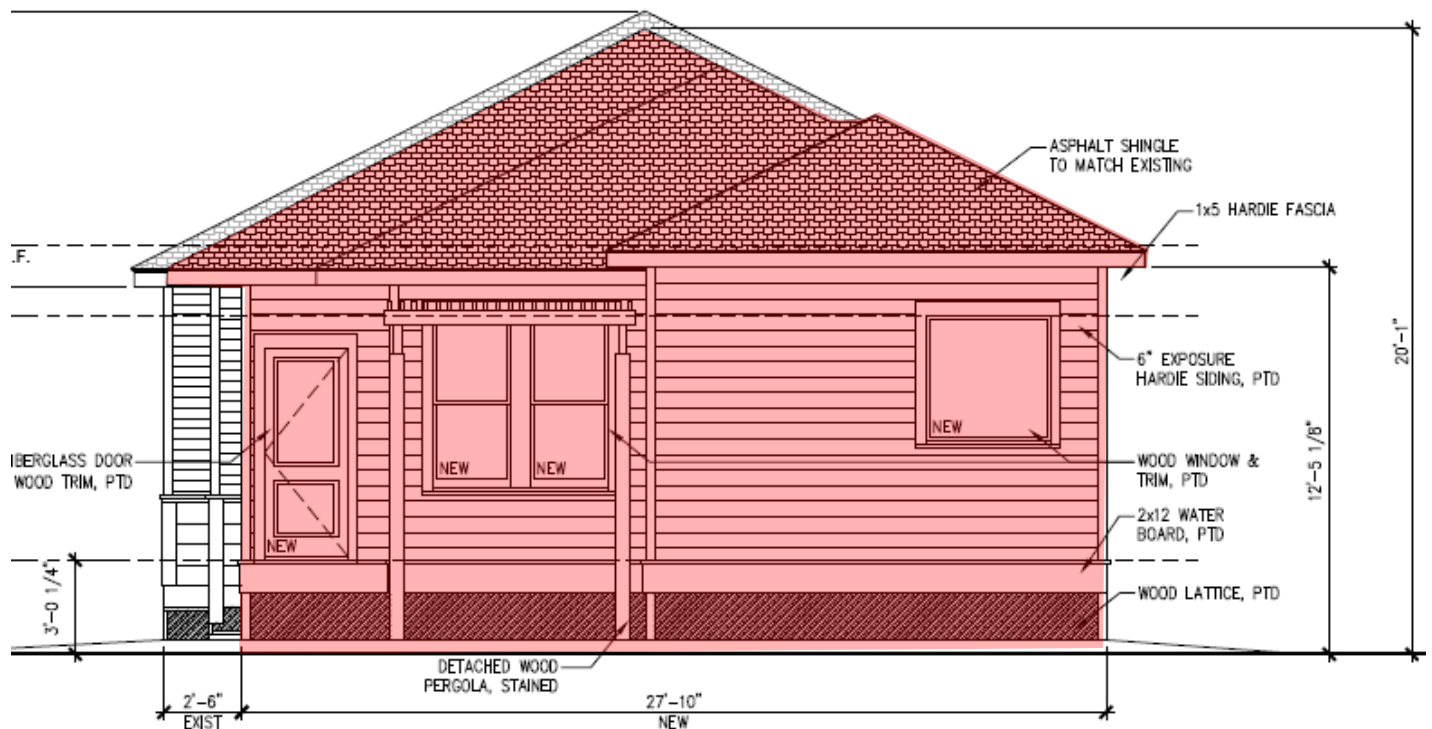


## EAST (REAR) ELEVATION

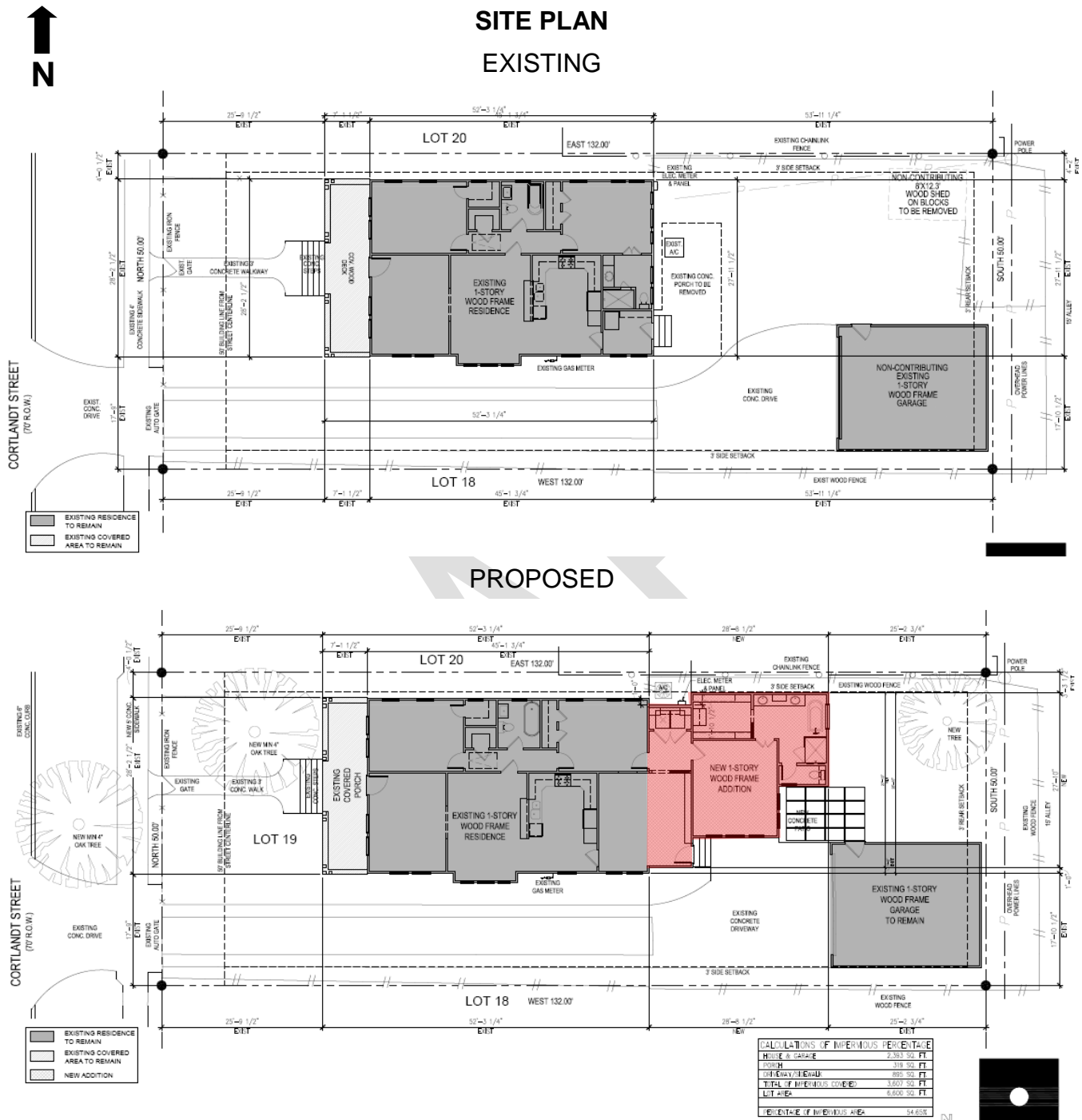
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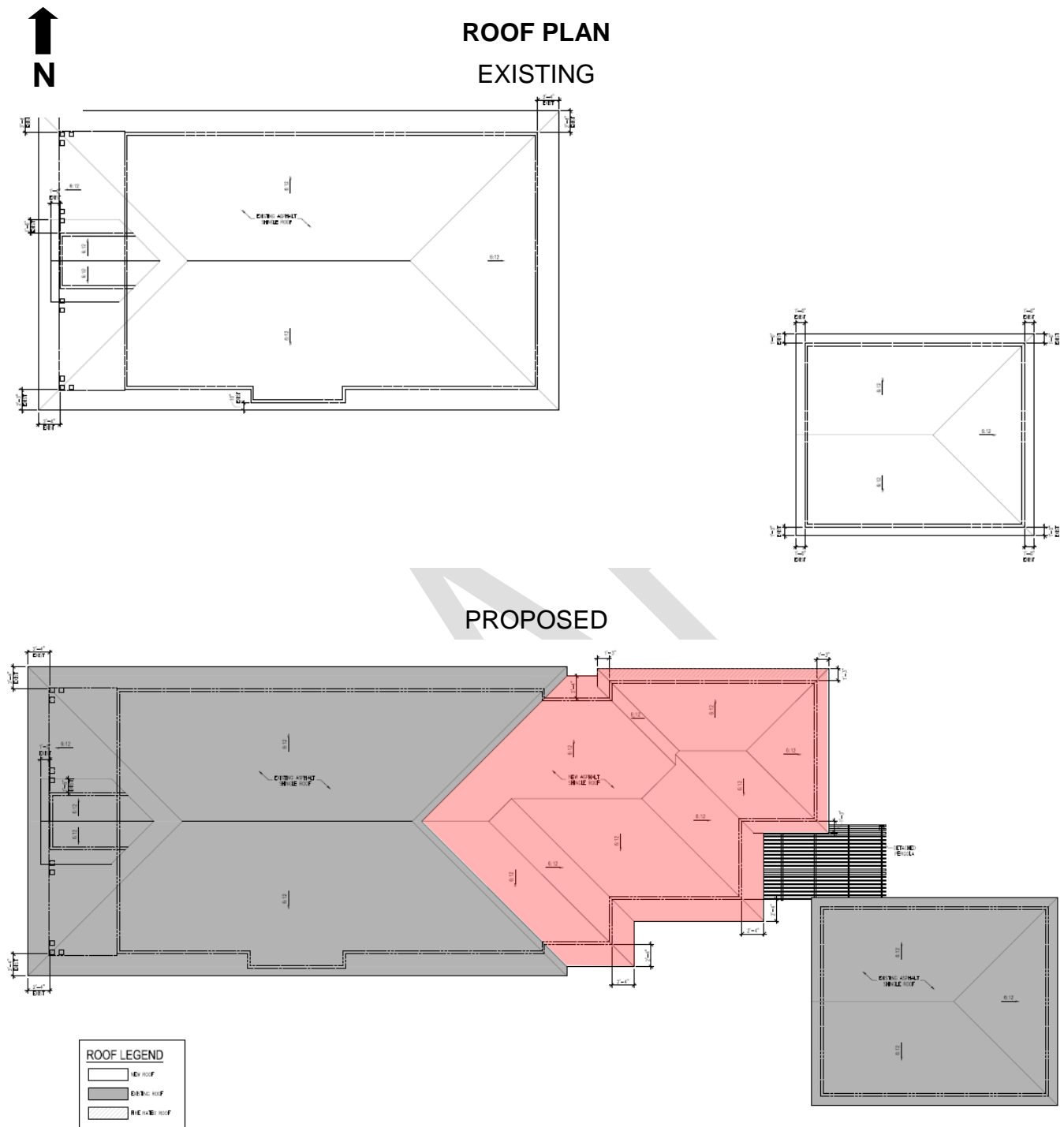


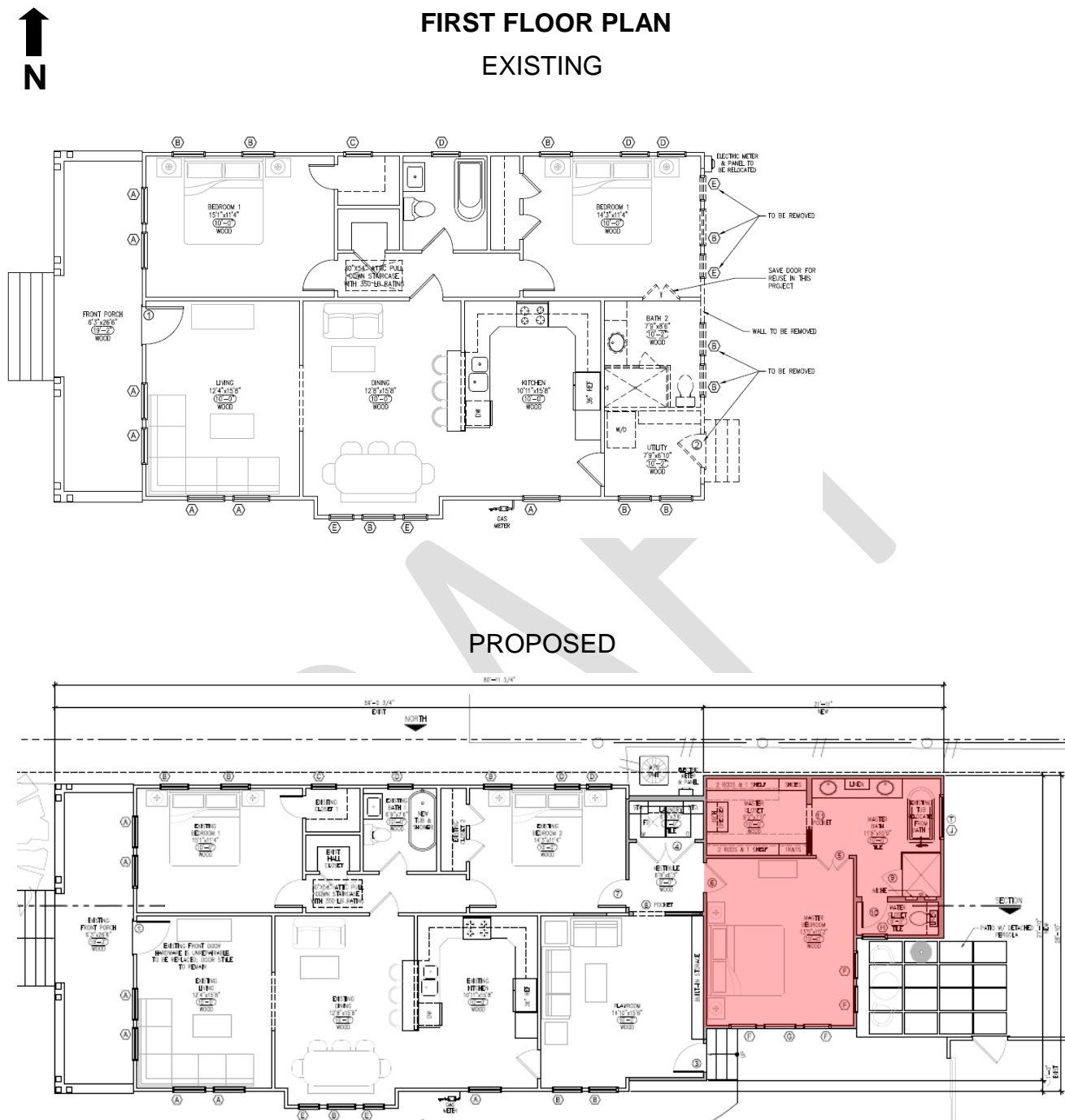
PROPOSED











## WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	7	3'-0"	5'-6"	DOUBLE HUNG	2X4	EXISTING; BEDROOM 1, LIVING, KITCHEN
(B)	6	1'-0"	5'-6"	DOUBLE HUNG	2X4	EXISTING; BEDROOM 1, BEDROOM 2, DINING, PLAYROOM
(C)	1	2'-4"	2'-0"	DOUBLE HUNG	2X4	EXISTING, CLOSET 1
(D)	3	3'-0"	5'-6"	DOUBLE HUNG	2X4	EXISTING, BATH 1, BEDROOM 2
(E)	2	2'-6"	5'-6"	DOUBLE HUNG	2X4	EXISTING; DINING
(F)	4	2'-6"	5'-6"	SINGLE HUNG	2X4	MASTER BEDROOM
(G)	1	4'-6"	5'-6"	SINGLE HUNG	2X4	MASTER BEDROOM
(H)	1	2'-4"	3'-6"	SINGLE HUNG	2X4	MASTER WATER CLOSET
(J)	1	4'-0"	4'-0"	PICTURE	2X4	MASTER BATH

ALL NEW WINDOWS TO BE INSET AND RECESSED WOOD WINDOWS TO MATCH EXISTING

DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	6'-8"	EXTERIOR	2X4	ENTRY
(2)	-	-	-	-	-	DOOR TO BE REMOVED
(3)	1	2'-8"	6'-8"	EXTERIOR	2X4	PLAYROOM
(4)	1	5'-4"	6'-8"	INTERIOR	2X4	LAUNDRY
(5)	1	3'-0"	6'-8"	INTERIOR	2X4	MASTER BATH
(6)	1	2'-8"	6'-8"	INTERIOR	2X4	MASTER BEDROOM
(7)	1	2'-6"	6'-8"	INTERIOR	2X4	VESTIBULE
(8)	1	3'-0"	6'-8"	INT POCKET	2X4	VESTIBULE
(9)	1	2'-6"	6'-8"	INT GLASS	2X4	SHOWER
(10)	1	2'-4"	6'-8"	INTERIOR	2X4	WATER CLOSET
(11)	1	2'-4"	6'-8"	INT POCKET	2X4	MASTER CLOSET

05.23.18

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**PROJECT DETAILS**

**Shape/Mass:** The existing residence is 27'-11½" wide by 52'-3¼" deep. The existing residence has a ridge height of 20'-8". The addition will have a ridge height of 20'-1" and eave height of 12'-5".

The addition will comprise 618 square feet and will be constructed at the rear of the property, behind the existing contributing structure. There will be 170 of rear patio area with a detached pergola, and a total area of 747 square feet of new area. The proposed addition will run 28'-8½" to the east, toward the rear of the property, and be inset by 1' on both the north and south sides. After the 1' inset on the north side, the addition will have a bump out of 1'-10½" continuing to the rear of the structure. See drawings for more detail.

**Setbacks:** The existing residence has a front (west) setback of 25'-9½", a north setback of 4'-0½", a south setback of 17'-10½", and a 54' setback from the east (rear) property line.

The addition will be set back by 3' on the north side, 18'9" on the south side, and 25'-2¾" from the east (rear) property line. See drawings for more detail.

**Foundation:** The existing residence sits on a pier-and-beam foundation with a finished floor height of 3' 0¼".

The addition will be pier-on-beam with a finished floor height of 3'-0¼" to match existing. See drawings for more detail.

**Windows/Doors:** Windows in the proposed addition will consist of one-over-one wood, single hung and a single wood picture window on the rear elevation of the addition. All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

**Exterior Materials:** Existing siding is wood siding with a 4.5" reveal. The proposed siding material for the addition is painted cementitious siding with a 6" reveal to differentiate the addition from the contributing structure. See drawings for more detail.

**Roof:** The existing residence has a hipped roof with a 6:12 pitch.

The proposed addition will have an eave height of 12'-5" and a maximum ridge height of 20'-1" with a 6:12 pitch and will have simple hipped roofline with asphalt shingles, and without any of the craftsman adornment found on the original structure. See drawings for more detail.